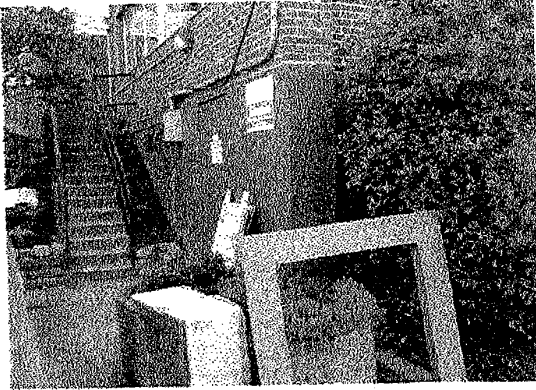




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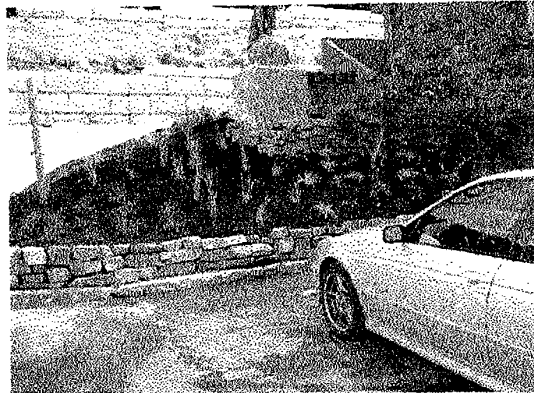
Tully's irrigation proposal



We will need a water supply from inside the room shown here that will need to have a one inch backflow preventer and a winterization quick coupler installed. Then we will need to have the water supply come through the wall in two different locations, one out the north end of the building and the other one out through the west side of the building.

Zone #1. Planter bed north end of building by statue.

We will install 9-6" pop ups to water this area. All of the trenching will have to be hand dug throughout this project as the raised planter beds and existing shrubs there is not enough room for a trencher to get to these areas.



Zone #2. Planter bed from the northwest corner of the building south to the entrance of the coffee shop.

We will install 9-6" pop ups to water this area. There is a retaining wall halfway through this bed that we will have to get through to get the water to the upper part of the bed.

6013 238th St. SE 20 Woodinville, WA 98072 call 1-888-485-2435

425-820-4358 or Fax: 425-338-3583

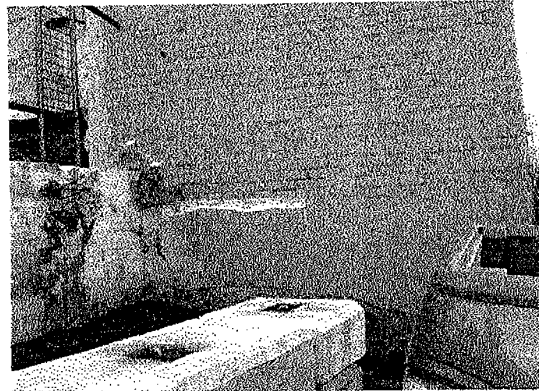
Pg. 1

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Zone #3. Raised planter bed west side of the restaurant.

There will have to be a new water supply with a backflow preventer and a winterization quick coupler added to this area for the new irrigation zone. We will then install 1.5-6" pop ups to water this raised planter bed area down to the smoke stack.

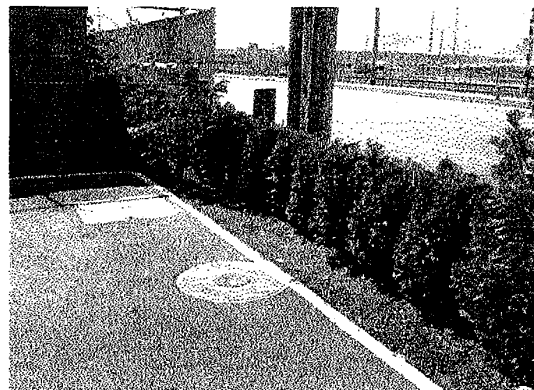


Zone #5. Planter bed along street and in front of parking areas.

We will need a new one inch water supply installed in this area with a backflow preventer and a winterization quick coupler. From this supply we will install a one inch valve and a neta-fim system to water these small areas. Neta-fim is a emitter type system that will be buried just below the bark and will water the root zones of the plantings. This works best for these smaller bed areas than the traditional spray heads.

Zone #4. Raised planter bed on the west side of the building between the smoke stack and the loading docks.

We will need water to the faucet on the orange wall shown here. We will take this below ground and add a backflow preventer and a winterization quick coupler. Then we will install 8-6" pop ups to water this raised planter bed.



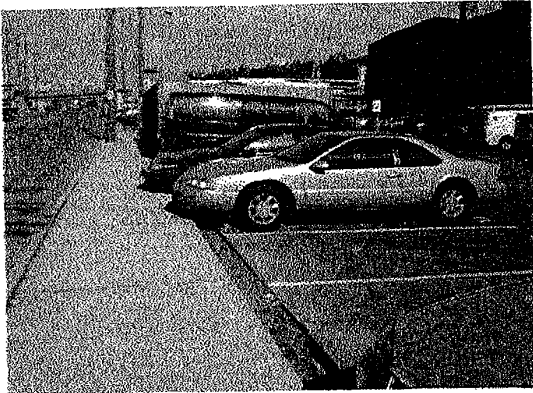
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The little planter strip on the backside of the sidewalk will be part of zone #5.

If this strip will be planted there will be damage to the plantings from the vehicles over hang, shown here. Our suggestion to this problem would be to install parking stops to this area that will keep the vehicles back far enough that the overhang will not reach the plantings.

Zone #6. Planter bed along the street south of the coffee house.

This picture shows the backflow preventer from the existing system that is around the coffee house. We will tap into this mainline here to supply the water for this zone. This zone will also be a neta-fim zone.



End of Proposal Prepared by
Brian Adams
TLC Irrigation Supervisor

425 766 4765

All valves will be battery powered programmable valves. A transmitter for these valves will be included for operation of these valves. This proposal is based on the new water supplies being in the certain areas indicated. The inside backflow preventers will have to be installed and tested by a certified plumber. The cost to do this work will be \$14,158.04 plus applicable sales tax.

For approval of the work proposed, please sign and date and return by fax or mail to our office, so that we can schedule the work to be done. If you have any questions or need additional information, please contact me on my cell phone or at our office.

(Prices quoted do not include applicable sales tax.)

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x

EA

Approval Signature

Date

To be annexed to an EA short form

LSO

6013 238th St. SE 22 Woodinville, WA 98072 CA 1-888-485-2435

425-820-4356 or Fax: 425-338-3583

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ETHAN CONSTRUCTION, LLC.
3317 3rd Ave South, Seattle, WA. 98134
(206) 447 0263
(206) 447 0299 FAX

DATE: July 5, 2007

SHORT FORM SUBCONTRACT
(\$15,000.00 LIMIT – INCLUDING C/O'S)
(Do NOT use this form if work may exceed \$15,000!)

PROJECT: ArtsBrewery

PROJECT # Irrigation

CONTRACT AMOUNT: \$14,158.04

SUBCONTRACTOR: Total Landscaping
6013 238th SE
Woodinville, Wa. 98072

Company Type: () Sole Proprietor () Partner () Corporation
License#/State
Classification
Phone Number 415 820 4358 Expires:
FAX # 425 338 3583

GENERAL CONTRACTOR: Ethan Construction, LLC.
3317 3rd Ave South
Seattle, Wa. 98134

OWNER: Rainier Commons, LLC.
3100 Airport way South
Seattle, Wa. 98134

This agreement is entered into between Ethan Construction, LLC. and Total Landscape, Inc. (Subcontractor). It is understood that Ethan Const LLC. is subcontracting with the above-mentioned subcontractor to supply labor and/or materials as follows:

(See attached Diagram for Zone descriptions)

Irrigation in the area as Defined as "Zone 1" shall have 9 – 6" pop ups to water area. All of the trenches needed will be hand dug. 1 double check valve to be supplied by General Contractor to support Zone 1 & 2 backflow preventer will be installed and winterization quick coupler).

Irrigation in the area as Defined as "Zone 2" shall have 9 – 6" pop ups to water area. The concrete divider in the flower bed will be penetrated for 6" and 1 double check valve to be supplied by General Contractor to support Zone 2 backflow preventer will be installed and winterization quick coupler).

Irrigation in the area as Defined as "Zone 3" shall have 8 – 6" pop ups to water area. 1 double check valve to be supplied by General Contractor to support Zone 3 (backflow preventer will be installed and winterization quick coupler).

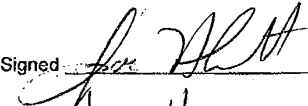
Irrigation in the area as Defined as "Zone 4" shall have 8 – 6" pop ups to water area. 1 double check valve to be supplied by General Contractor to support Zone 4 (backflow preventer will be installed and winterization quick coupler).

Irrigation in the area as Defined as "Zone 5" shall have 8 – 6" pop ups to water area. 1 double check valve to be supplied by General Contractor to support Zone 5 (backflow preventer will be installed and winterization quick coupler).

- 1.) The signer is authorized to sign and enter into contracts on behalf of said company/corporation
- 2.) The individual/company or corporation is licensed with the Contractors' State License board; the license is current and active and in good standing.
- 3.) The above mentioned subcontractor is working for ETHAN CONSTRUCTION, LLC. as an independent contractor.
- 4.) Contract changes in the scope of work or contract dollar amount will only be accepted by written change orders.
- 5.) Subcontractor has current, active business insurance, including General Liability & Worker's Compensation. The Subcontractor shall immediately cause a certificate of insurance naming Ethan Construction, LLC 3317 3rd Ave South, Seattle, WA. 98134 as additional insured and certificate holder, to be sent to the holder's address prior to beginning work on the project.
- 6.) Subcontractor has Material Safety Data Sheets (as required by OSHA) and will return copies to ETHAN CONSTRUCTION, LLC. with this Subcontract Agreement.
- 7.) Indemnity: Subcontractor agrees to indemnify and save harmless the Owner, Contractor and their agents and employees, and any other party designated by project specifications, from any and all liability, claims, loss, damages or injuries to any person or to property, including injuries to Subcontractor's employees, and all investigating and defending against the same (a) arising from, or connected with the performance of, or failure to perform, the work or other obligations of this Subcontract (b) caused or claimed to be caused by the independent negligence of the Subcontractor or the concurrent negligence of the Subcontractor with the active or passive negligence of the Contractor, Owner or any other party designated by project specifications or their agents or employees.
- 8.) Subcontractor acknowledges that he/she has reviewed the plans and specifications and is familiar with the requirements of these documents including comp

- 10.) Conditions of ETHAN CONSTRUCTION, LLC. Standard Subcontract Agreement applies to this Short Form Subcontract.
11.) Ethan Construction, LLC. Standard Safe Practices and Project Schedule are made part of this Subcontract.
12.) All work will proceed as sequenced by ETHAN CONSTRUCTION, LLC. including, but not limited to: protection of existing, cleanup of own work, maintaining directed by Superintendent is included in this Subcontract Agreement.
13.) All work to be in accordance with plans and specifications.
14.) All local/state sales tax and/or use tax is included in this Subcontract Agreement.

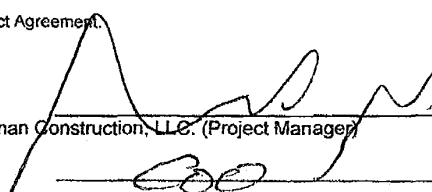
Signed



7/16/07

(Date)

Ethan Construction, LLC. (Project Manager)



7.16.07

(Date)

JOE HASKET

(Print Name and Title)

7/16/07

(Date)

MAINTENANCE DIVISION MANAGER

(Revised 12/02)

3" MINIMUM WATER
3/4" SUPPLY BUA

STEVENSON ST.

